



City of Seattle

---

Gregory J. Nickels, Mayor  
**Department of Planning & Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2404399  
**Applicant Name:** S. Michael Smith  
**Address of Proposal:** 1454 N 130<sup>th</sup> St.

**SUMMARY OF PROPOSED ACTIONS**

Master Use Permit to subdivide one parcel into two lots. Proposed lot sizes are: A) 12,067 sq. ft. and B) 7,200 sq. ft.

The following approval is required:

Short Subdivision to divide one parcel of land into two lots.  
(Chapter [23.24](#), Seattle Municipal Code.)

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or  
involving another agency with jurisdiction

**BACKGROUND DATA**

**Zoning:** SF 7200  
**Date of Site Visit:** N/A  
**Uses on Site:** Single family home

**Substantive Site Characteristics:** The site is located at the northeast corner of Ashworth Ave N & N 130<sup>th</sup> St. Across Ashworth Ave to the east of the site are the playfields of Ingraham High School. To the west is a mini warehouse business, zoned C1. To the north is a single family home. To the south and southeast across N 130<sup>th</sup> are single family neighborhoods. A single family home recently existed on this site, but was demolished subject to an abatement order under Permit #[741167](#).

**Public Comment:** DPD received one letter from a member of the public. The respondent asked to be included as a party of record.

### **ANALYSIS - SHORT SUBDIVISION**

#### **SMC [23.24.040](#) Criteria for approval.**

- A. The Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition or deny a short plat:
- ☒ 1. Conformance to the applicable Land Use Code provisions, as modified by this chapter;
  - ☒ 2. Adequacy of access for vehicles, utilities and fire protection as provided in Section [23.53.005](#), Access to lots;
  - ☒ 3. Adequacy of drainage, water supply and sanitary sewage disposal;
  - ☒ 4. Whether the public use and interests are served by permitting the proposed division of land;
  - ☐ 5. Conformance to the applicable provisions of Section [25.09.240](#), Short subdivisions and subdivisions, in environmentally critical areas;  
  
N/A.
  - ☒ 6. Is designed to maximize the retention of existing trees;  
  
*The proposed property line creates required yards that are conducive to preserving existing trees.*
  - ☐ 7. Conformance to the provisions of Section [23.24.045](#), Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing; and  
  
N/A.

- ☐ 8. Conformance to the provisions of Section [23.24.046](#), Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.

N/A.

- ☐ B. If the short subdivision contains a proposed dedication, the Director shall refer the matter to the Director of Transportation for report and recommendation. The short plat or dedication instrument shall be transmitted to the City Council for acceptance of the dedication by ordinance.

N/A.

#### Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SPU), Fire Department (SFD), Seattle City Light, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an environmentally critical area; therefore SMC [25.09.240](#) is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

#### **DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

#### **CONDITIONS - SHORT SUBDIVISION**

The owner(s) and/or responsible party(ies) shall:

#### Conditions of Approval Prior to Recording

1. Have the final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes.

2. Submit the final recording forms for approval.

Prior to Issuance of any Building Permit

Applicant: items 3 - 5 are for informational purposes only.

3. "Sanitary Sewer: contact DPD Sidesewer and Drainage Counter, 684-5362, for sidesewer permit requirements."
4. "Drainage: Stormwater detention, with controlled release to the ditch and culvert, is likely to be required for construction in excess of 2000 sf developmental coverage. Plan review requirements will be set at time of building permit application in accordance with any applicable stormwater ordinances in effect at that time. If the project includes more than 5000 sq.ft. of new or replaced impervious surface, a comprehensive drainage control plan, prepared in accordance with SMC 22.802.015 D and 22.802.020, may be required."
5. "2003 [SFC](#) Sect. 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility, [subject to exceptions]."

Prior to Final Approval or Certificate of Occupancy

None.

Signature: \_\_\_\_\_ (signature on file) Date: February 14, 2005  
Scott A. Ringgold, Land Use Planner

SAR:bg

H:\Doc\Current\2404399MichaelSmith\2404399dec.DOC